**Members Present**: Mark Hesler, Thad Presby, Monica Laflamme, Pat Garvin, Mary Grote, John Dem, Eric Meth, Steve Schwartz

**Public Present**: Dawn Steele, Peter Gignac, Jack McEnany, Yuvaraj Manogaran, Kenneth King, Karen and Paul Foss, Trevor Presby

Thad opened the meeting at 7:10pm

**Approval of Minutes**: The PB reviewed the May 2023 meeting minutes. Pat made a motion to approve the minutes as written, Eric seconded the motion. All board members were in favor and the minutes passed unanimously.

**NCC Update on Master Plan (MP):**  NCC Proposal Master Plan (MP) Contract Review:  Pat reviewed the new proposal for the NCC part on the completion of the MP and explained the contract is ready for signature. Thad made a motion that we approve the NCC contract as written. Monica seconded the motion. All board members were in favor and the motion passed. Pat gave the contract to Eric for signature by the BOS. Steve asked Pat what the timeline is for the MP to be complete. He noted that the contract with NCC only runs through Dec 2023. Pat explained that we hope to have a revised draft by December, with a public meeting happening following.

**Site Plan Review (SPR): T&T Investment, LLC Application/Public Meeting:** Thad recused himself from the board because of conflict of interest. Steve, as the alternate, took Thad’s place in the meeting. Trevor Presby spoke for T&T Investment regarding SPR for their property located at 129 Circle Drive, Tax Map 6, Lot 30. The site plan review is for the purpose of taking down one of the three existing duplex buildings on the property and building a new duplex in its place. The PB ran the SPR checklist, and the application was complete. Monica made a motion to accept the application, Mary seconded the motion. All board members were in favor and the application was accepted. The public meeting closed.

**PUBLIC HEARING**: Mark opened the public meeting. Trevor provided an email from one of the abutters, Lori Torres, who is good with the plan as presented. Abutter, Paul Foss spoke as another of the abutters to the property. He said that he and his wife, Karen, had the biggest interest in this project because he owns all the surrounding property except the Inn. Paul stated he is in favor of the plan and gave a brief history of the site of T&T’s project. Paul did bring up that the current plan encroaches on the hotel property, and that he was not sure if that needed to be addressed.

Thad addressed that the community-shared water limits comply with all requirements. Three new sceptic systems are approved for the buildings, and one is already installed. The driveway on the Site Plan is up to date with a recent survey and does not show an encroachment. Monica made a motion to close the public meeting, Eric seconded the motion. All board members were in favor and the motion passed. John made a motion to approve the plan as presented, Pat seconded the motion. All board members were in favor and the site plan was approved.

**Lot Line Adjustment (LLA), Manogaran Co., Inc Application:** Mr. Manogaran presented the lot line adjustment request for his property at Map 13, Lot 34 to Map 13, Lot 35, Profile Road, Fransted Campground. He is requesting a LLA to move the line so that the exit for the campground is on the campground side, and not that of the private home. The board ran the LLC checklist, and all requirements were met. Pat made a motion to accept the application as complete; Mary seconded the motion. All board members were in favor and the motion passed.

**PUBLIC HEARING**: Monica made a motion to open the Public Hearing for the LLA, Mark seconded the motion. All board members were in favor and the motion passed. The PB opened the discussion by explaining to Mr. Manogaran that the lots in question are both currently non-conforming IAW the current Franconia Zoning ordinance and grandfathered under a previous ordinance. Any changes to the current lot-line would make the property with the house more non-conforming because it will further decrease the 3-acreage requirement for residential property in this zone.

Peter Gignac, an abutter to the property, spoke. He addressed three issues with the LLA. First, the Supreme Court of NH decided new designing requirements and the Campground is in non-conforming use. The second was that the home lot is also non-conforming. Finally, he spoke about a similar LLA that was presented to the PB 13 years ago previous, and it was turned down.

Kenneth King asked if both properties are zoned for residential. The PB answered that they are both zoned residential. With no additional input, Monica made a motion to close the public hearing; Mark seconded the motion. All board members were in favor and the motion passed.

Thad made a motion that PB deny the application because the proposal is making a non-conforming lot, more non-conforming in Residential B based on the acreage. Pat seconded the motion. All board members were in favor and the motion passed.  It was recommended that Mr. Manogaran ask for a variance from the Zoning Board.

**Tim Brown: 250-year Celebration:** The town of Franconia will be having a three-day celebration to honor the town’s 250th year anniversary. The celebration will take place in various areas of Franconia from July 7th – 9th, 2023. Tim explained to the PB that the theme of the event is “Yesterday, Today and Tomorrow.”  Tim asked if the PB would like to have a presentation about the updated MP and the future of Franconia. He recommended some sort of display to be set up on July 9th in the Town Hall. Thad volunteered to make a poster for the display.

**Non-Public Meeting**: Mark made a motion to move the meeting from public to non-public for the purpose of personnel compensation, Pat seconded of motion:  All members were in favor, so the PB meeting moved to non-public at 8:55pm. Separate meeting minutes will be provided for this portion of the PB meeting.

PB resumed the public meeting at 9:05pm. There being no further business to come before the Board, Mark made a motion to adjourn at 9:05pm, Monica 2nd the motion. The motion was voted on unanimously by the PB members. The next Planning Board meeting will be Tuesday, July 11th, 2023.

Respectfully submitted,

Monica Laflamme

Secretary